			December Mor	thly Summary Updated as of 01/05	5/2024	
Total Paid	Amount		December Wor	ltiny Summary Opuated as 0101/02	3/2024	
Florida Power and Light	\$368.43					
FPL Electric Gatehouse	\$47.75					
TK Property Services LLC	\$1,095.00					
ECOR Industries (Common Areas)	\$0.00					
ECOR for Pond Maintenance	\$0.00			1		
Brevard Sprinkler Repair	\$0.00					
	\$68.95					
Automatic Access Systems Telephone Gate Ops (AAS)	\$0.00					
	\$446.50					
Legal Fees						
Debit Card	\$0.00					
Secure Fence	\$0.00					
Voicemail Services	\$12.92					
Florida Dept of State	\$0.00					
Insurance - HOA Property	\$2,012.74					
Truist	\$72.00					
Reimbursements	\$192.60					
Total	\$4,316.89					
	\$0.00					
	\$0.00					
Bills Paid	Amount	Check #	Date	Invoice Number	Chk	Remarks
Monthly Payments						
Florida Power and Light	\$368.43	Debit	12/4/23	Ref: 7142769277	Х	
FPL Electric Gatehouse	\$47.75	Debit	12/11/23	Ref: 6977767994	X	
TK Property Services LLC	\$1,095.00	#5971	12/1/23	Ref: 6900547546	X	\$1095 Planned for Dec 1 payment
ECOR Industries (Common Areas)	\$0.00	113371	12/1/25	1101.0300347340		\$1000 Financia for Dec 2 payment
ECOR for Pond Maintenance	\$0.00					
Brevard Sprinkler Repair	Ş0.00					
Automatic Access Systems	\$68.95	#5978	12/22/23	INV: 200694	х	Ref: VNQ07-YSMHV
Telephone Gate Ops (AAS)	\$0.00	#3376	12/22/23	1144. 200054		INC. VIVOOV-ISIVITY
Debit Card	\$0.00					
Legal Fees	\$446.50	#5979	12/22/23	INV: 71376	х	Ref: VNT1C-9HTKQ
Voicemail Service	\$12.92	Debit	12/24/23	Ref: 7112049149	X	Net. VVIIC-SITING
Automatic Access Systems Clickers	912.JZ	Debit	12/24/23	Kei. 7112043143		
ECOR Industries (Common Areas)	\$0.00					
First Insurance Funding	\$2,012.74	#1009	12/20/23	Ref: 6903987361	Х	Payment 2 of 4: for \$2,012.74
Bank Fee	\$36.00	#1009 Debit	12/20/23	Ref: 6911050921	X	Disputed AAS INV was paid & check cashed causing check return fee
Bank Fee	\$36.00	Debit	12/5/23	Ref: 6932570304	X	Disputed AAS INV was paid & check cashed causing check return fee
Others	\$30.00	Debit	12/5/23	Rel: 6932570304		Disputed AAS INV was paid & check cashed causing check return lee
	¢121.60	#1000	12/22/22	D-f- C005054037	v	Chairtean describes to seeless old three for seet time (CO 70% off)
Maria Cranmer/Bob Cranmer Sandy Armstrong	\$121.60 \$0.00	#1009	12/23/23	Ref: 6905051927	х	Christmas decoration to replace old items for next year (50-70% off)
		#1007	12/7/23	D-f- C004053778	v	Doubour for any discount in an investment of the
Nilda Rosario Shari Parris	\$66.00 \$0.00	#1007	12///23	Ref: 6904953778	Х	Postage for sending out invoices for annual dues
Pam Wheeler	\$0.00					
		#1010	12/16/22	#. 05 0007405 27044 24000740	v	Contified Maril to IDC for Amended Too Detroin
Kathryn Almeida Nilda Rosario	\$5.00 \$0.00	#1010	12/16/23	#: 9589071052701124800740	Х	Certified Mail to IRS for Amended Tax Return
Bob Arnold	\$0.00					
TOTAL	\$4,316.89					
	-					
Danasit	\$27,823.71					
Deposit Gata Clicker	\$27,823.71					656 SWD
Gate Clicker	\$25.00					030 3000
Annual Dues				D-f-7452057044	v	
Interest in money market acct	\$53.91	22	42/42/2-	Ref: 7153857944	Х	22 (1 - 1 - 2
HOA 2024 Dues Deposit in CHK Tranche #1	\$12,004.30	22	12/13/23	Ref: 8106628023 & 8106628043		22 Checks on 2 deposit slips (1 for \$9826.30 & 1 for \$2,178.00)
HOA 2024 Dues Deposit in CHK Tranche #2	\$8,662.00	16	12/22/23	Ref: 8106207623		16 Checks
HOA 2024 Dues Deposit in CHK Tranche #3	\$7,078.50	13	12/28/23	Ref: 8100245549		13 Checks
Transfer from MM to Checking	\$1,000.00		12/7/23	Ref: 23C7I5955IL95882	Х	
Transfer from Checking to MM	\$8,000.00		12/15/23	Ref: 23CFI0414D8D4O31	Х	Moved funds over to earn interest in MM account
Transfer from Checking to MM	\$8,000.00		12/26/23	Ref: 23CQA113540L5K91	Х	Moved funds over to earn interest in MM account
Transfer from Checking to MM	\$7,300.00		12/29/23	Ref: 23CTA20492RK6264	Х	Moved funds over to earn interest in MM account

From November:

Outstanding Checks Total \$0.00 Check# 0 0

Automatic Access Systems

Revenue & Expenses									
Deposits		Nov	Dec	Ne	w Balance				
Checking 3468	\$	1,096.31	\$28,744.80	\$	29,841.11				
Checking 6581	\$	26,200.44	\$23,353.91	\$	49,554.35				
Investment	\$	66,645.75		\$	66,645.75				
Expenses	Checking	3468	\$27,616.89		\$2,224.22				
	Checking	5581	\$1,000.00	\$	48,554.35				
	Investmen	it	0	\$	66,645.75				
Data Entry Boald from	Monthly Stateme	inte							

Bank Account									
Account			Nov	Dec	Cashflow	Dec			
Checking Account 1		\$	1,096.31	\$2,350.82	\$1,254.51	Bal			
Checking Account 2		\$	26,200.44	\$48,554.35	\$22,353.91				
Investment		\$	66,645.75	\$66,645.75	\$0.00				
	Total		\$93,942.50	\$117,550.92	\$23,608.42				
			•	As of:	30-Dec				

ecember Reconciliation Checking lance (L11) - NOV OUT Chks Paid (K3) + DEC OUT Chks (K28)

December

Total Outstanding Checks Checks Outstanding \$126.60 Check# Maria Cranmer/Bob Cranmer \$ 121.60 #1009 Kathryn Almeida \$ 5.00 #1010

	Budget vs Actuals for 2023 Status as of 01/05/24										
BLI*	Description	Budget	Spent	Delta	Remarks						
1	Annual/Board Meeting Room	\$300.00	\$71.03	\$228.97	City of West Melbourne						
2	Electric - Gate House	\$540.00	\$925.00	(\$385.00)	FPL Electric Gatehouse						
3	Electric - Street Lights	\$4,100.00	\$4,049.11	\$50.89	Florida Power and Light						
4	Fence Repair	\$4,500.00	\$50,501.40	(\$46,001.40)	Secure Fence & Color Chameleon						
5	Fertilizer/Weed - Common & Pond	\$2,310.00	\$1,745.00	\$565.00	ECOR Industries (Common Area)						
6	Gate House Decorations	\$500.00	\$273.30	\$226.70							
7	Gate Repairs & Maint	\$2,000.00	\$2,695.53	(\$695.53)	Automatic Access Systems (AAS)						
8	General Repairs & Maint.	\$2,000.00	\$3,296.45	(\$1,296.45)	Mulch tot lot & new HOA ARC signs						
9	Insurance	\$6,643.02	\$4,785.01	\$1,858.01	HOA INS broken into quarterly pymnts						
10	Lawn Maint & Landscaping	\$6,600.00	\$9,498.58	(\$2,898.58)	3:16 & TK Property						
11	Legal Services	\$7,500.00	\$5,879.20	\$1,620.80	Schillinger & Coleman, PA						
12	Pond Maintenance	\$2,200.00	\$2,580.00	(\$380.00)							
13	Printing & Office Expenses	\$500.00	\$549.43	(\$49.43)	Various Line Items						
14	Sprinkler Repair & Maint	\$750.00	\$1,722.51	(\$972.51)	Brevard Sprinkler Repair						
15	IRS US Feds & Brevard Cty (Taxes)	\$335.74	\$1,706.82	(\$1,371.08)	IRS - US Federal Govt (Taxes)						
16	Telephone - Gate Ops	\$880.00	\$817.40	\$62.60							
17	Telephone - Help Line	\$150.00	\$142.12	\$7.88	Voicemail Service						
18	Tot Lot Swing Set	\$1,500.00	\$1,745.33	(\$245.33)	Install materials (volunteer install)						
19	Accountant	\$1,500.00	\$180.00	\$1,320.00	Services for Tax Prep/Review						
		_	_								
		\$44,808.76	\$93,163.22								

^{*}BLI = Budgeted Line Item

Bank Balances and Cash Flow Summary

Account	Starting Balance Jan 1, 2023	Revenues	Expenses	Current Balance	Net Cash Flows to Date
Checking	\$ 25,594.64	\$ 93,092.80	\$ (116,463.22)	\$ 2,224.22	
Money Mkt	\$ 67,567.24	\$ 81,530.11	\$ (100,543.00)	\$ 48,554.35	
Investment	\$ 52,376.88	\$ 1,645.75	\$ (65,000.00)	\$ 66,645.75	
Total Cash	\$ 145,538.76	\$ 176,268.66	\$ (282,006.22)	\$ 117,424.32	\$ (28,114.44)

As Of: 1/5/2025

Financial Notes FY23 Budget:
Meeting Room: Began holding meetings in our community Tot Lot resulting in savings on meeting room expenses.
Board presented option to leverage insurance \$ and replace entire North fence & paint South & North Fence to preserve investment. Presented/approved @ Jan 28 Brd Mtg.
Pond Maintenance: Fees have increased in FY23. Special project to handle fish kill (\$600 in June).
Bill for a new processor installed in December 22 had not been paid. Invoice for \$1,662 paid in FY23 for services rendered in 2022.
Insurance cost increased ~28% over 2023 due to single provider offering wind coverage which is req'd to preserve 2023 investment in fence refurbishment project.
3:16 significantly increased fees in Jan. Board issued request for quotes & selected TK Services, yielding >\$2,000 savings over 3:16, but exceeds FY23 plan.
Insurance deemed current litigation outside scope of insurance policy. Litigation is still pending resolution. Additional expenses are expected in FY23.
Costs are for monthly maintenance for pond treatment for weeds & algae. Additional maintenance actions may be required to resolve current bacterial fish kill.
Higher than expected maintenance repair to replace broken pump. Restarted maintenance program with vendor to manage sprinkler service.
SWHOA Annuity investment matured in 2023, resulting in receiving higher interest than planned. Annuity reinvested in CD with maturity in April 2024.
Special thanks to Ken Wheeler, Mike Gerke and his son for helping install the swing, averting a significant installation cost.

= Budgeted Line Item

ncial Notes on Accounts:

Employing strategy to maintain low balance in checking in order to maximize interest rate in money market account.

Secured 3.2% interest rate on money market account. Revenues included deposits for Fob's & dues of \$1,140 (to earn more interest) + \$723 (interest) = \$1,862.

March 27, noted \$80k in working capital sufficient for FY23, transfering \$12.6k to CD with \$65k in capital investment, leaving a negative revenue balance in MM account.

Moved \$65k using \$52.4k from annuity + \$12.6k in current accounts, to open Goldman Sachs CD @ 5.05% Maturity April 2024, with semi-annual interest.

		Budget vs Actuals for 2023 As Of 01/05/2024	
Yearly Summary Paid	Amount	•	BLI
Florida Power and Light	\$4,049.11		3
FPL Electric Gatehouse	\$925.00		2
3:16 Mowing Inc/TK Property	\$9,498.58	New Lawn Care Provider started in Feb	10
ECOR Industries (Common Area)	\$1,745.00		5
ECOR for Pond Maintenance	\$2,580.00		12
Brevard Sprinkler Repair	\$1,722.51		14
Automatic Access Systems (AAS)	\$2,695.53	Gate Repair & Maitnenace	7
Telephone Gate Ops (AAS)	\$817.40	Gate Monthly Telephone Service	16
Legal Fees	\$5,879.20		11
Debit Card	\$2,394.73		8
Secure Fence	\$29,961.40		4
Voicemail Service	\$142.12		17
Florida Dept of State	\$61.25		13
IRS US Feds & Brevard Cty (Taxes)	\$1,706.82	APR: Federal income tax paid on April 18	15
Whitmar Associates	\$180.00	APR: Accounting and Tax services	19
City of West Melbourne	\$71.03	MAY: City Hall Mtg Room for Finance Committee Mtg	1
Color Chameleon	\$20,540.00	MAY: 50% Dwn Fence paint SOUTH, JUN: 50% FNL South, 50% Dwn North	4
Truist Bank	\$133.27	JUN: Ordered new checks from Truist Bank	13
Insurance - HOA Property	\$4,785.01	SEP: Payment HOA INS by Assured Partners to First Insurance Funding	9
Reimbursements	\$3,275.26		
Column Total	\$93,163.22		
Reimbursements	Amount		
Maria Cranmer/Bob Cranmer	\$297.48	Decorations	5
Sandy Armstrong	\$57.42	Decorations	5
Nilda Rosario	\$184.54	Supplies	13
Shari Parris	\$901.72	Supplies: Fred: mulch for Tot Lot project (\$660) & Shari for signs (\$83.40)	8
Pam Wheeler	\$1,745.33	Swing Set. Aug Reimb for City of WMLB for 9/5/23 mtg. Acct'd for in B17.	18
Kathryn Almeida	\$48.77	USPS Cert Mail (for IRS/taxes) & copies of pedestrian Keys	13
Bob Arnold	\$40.00	Decorations	5
	\$8,514.29		
Reimburse Column Total	\$3,275.26		
Sheet Totals	\$3,275.26	This is a checksum to verify sheets = summary	
Sheet Totals	\$93,163.22	This is a checksum to total on cell F15, accounts outstanding checks when cashed	
Deposit	\$35,837.65	This is a checksum to verify sheets = summary	1
Gate Clicker	\$425.00		1
Annual Dues	\$29,354.80		1
Interest Income	\$2,925.60	Monthly interest in MM & October semi-annual interest payment on CD	1
Other Income	\$3,132.25		1
Total Deposits	\$35,837.65		1
*PLL = Budgeted Line Item	,		_

*BLI = Budgeted Line Item

BLI	Monthly	Total	Reimbursements	Notes:
3	Jan	\$5,944.42	\$ 456.02	
2	Feb	\$23,005.18	\$ -	
10	Mar	\$2,534.63	\$ -	
5	Apr	\$6,175.98	\$ 93.31	
12	May	\$10,629.21	\$ 24.90	
14	Jun	\$12,632.30	\$ -	
7	Jul	\$9,973.66	\$ 2,405.66	
16	Aug	\$3,412.38	\$ 83.77	Paid for & Reimbursed to Ken Wheeler to City of WMLB
11	Sept	\$8,604.71	\$ -	
8	Oct	\$1,736.46	\$ -	
4	Nov	\$4,197.40	\$ 19.00	
17	DEC	\$4,316.89	\$ 192.60	
13]	
15	Total	\$93,163.22	\$ 3,275.26	-
19	As Of: 01/05/2024	< UPDATE THIS		<u>=</u>
1				

<-- Note:

Current \$0.00

DE/	/ISED OCTORES	Monthly Sur	many Undated :	as of 01/05/2024 (revised fi	alds high	plighted in organge)
Total Paid	Amount	Suchry Sun	y opusteu a	13 5. 52/03/2024 (FEVISEU III	cias ingi	ingrice in organize)
Florida Power and Light	\$368.43		l	İ		
FPL Electric Gatehouse	\$52.66					
TK Property Services LLC	\$795.00					
ECOR Industries (Common Areas)	\$0.00					
ECOR for Pond Maintenance	\$180.00					
Brevard Sprinkler Repair	\$0.00					
Automatic Access Systems	\$0.00					
Telephone Gate Ops (AAS)	\$68.95					
Legal Fees	\$258.50					
Debit Card	\$0.00					
Secure Fence	\$0.00					
Voicemail Services	\$12.92					
Florida Dept of State	\$0.00					
						1
Reimbursements	\$0.00					
Total	\$1,736.46					
	\$0.00					
	\$0.00					
Bills Paid	Amount	Check #	Date	Invoice Number	Chk	Remarks
Monthly Payments						
Florida Power and Light	\$368.43	Debit	10/31/23	REF: 23303030242677	х	Paid on 10/31 @ \$368.43
FPL Electric Gatehouse	\$52.66	Debit	10/5/23	Ref: 23277017242185	х	
TK Property Services LLC	\$795.00	#5966	10/27/23	INV#: 2158	X	Paid on 10/26 @ \$795.00
ECOR Industries (Common Areas)	\$0.00	115500	10/2//25	1144 11.2230	<u> </u>	1 44 011 10/20 @ \$733.00
ECOR for Pond Maintenance	\$180.00	#5965	10/24/23	#455547	Х	Paid on 10/24 @ \$180.00
Brevard Sprinkler Repair	\$0.00	#3303	10/24/23	#433347	^	Faid 011 10/24 @ \$180.00
Automatic Access Systems	\$0.00					
Telephone Gate Ops (AAS)	\$68.95	#5962	10/23/23	#200208	Х	
Debit Card	\$0.00	#3302	10/23/23	#200200	_^	
Legal Fees	\$258.50	#5964	11/3/23	#71129	х	Reference: 6906569301
Voicemail Service	\$12.92	Debit	10/26/23	Ref: 23299008838725	X	Relei ence. 0300303301
voiceman service	\$0.00	Debit	10/20/23	Nei. 23233000030723		
	\$0.00					
	\$0.00					
	\$0.00					
Others						
Maria Cranmer/Bob Cranmer	\$0.00					
Sandy Armstrong	\$0.00				1	
Nilda Rosario	\$0.00		İ			
Shari Parris	\$0.00		İ			
Pam Wheeler	\$0.00					
Kathryn Almeida	\$0.00					
Nilda Rosario	\$0.00					
Bob Arnold	\$0.00					
TOTAL	\$1,736.46					
Deposit	\$4,855.21					
Gate Clicker	\$25.00				 	Clicker for 638 SWD
Annual Dues	\$0.00		ļ		-	
Interest in money market acct	\$52.21				_	
Interest in CD	\$1,645.75					Semi-annual interest payment for 1 year CD
Other Income	\$3,132.25		10/25/22	D-6 22 AFD2 AF74 FF2025	v	Payment for Arno liens into MM account
Transfer from MM to Checking	\$1,343.00		10/25/23	Ref: 23AFD34571EE3835	Х	Payment for operating expenses

 From September:
 Total
 \$158.95 Check#
 NOTES:

 Outstanding Checks
 Brevard Sprinkler Repair
 \$90.00 #5961
 #5961

Telephone Gate Ops (AAS) \$68.95 #5963

		U				_
	Revenue & Expenses	s				
Deposits	Sep		Oct	Ne	ew Balance	
Checking 3468	\$ 84	6.12	\$ 1,343.00	\$	2,189.12	İ
Checking 6581	\$ 29,18	6.72	\$ 3,209.46	\$	32,396.18	
Investment	\$ 65,00	0.00	\$1,645.75	\$	66,645.75	On Jan 5, 2024 added interest on semi-annual payment
Expenses	Checking 3468		\$1,736.46		\$452.66	
	Checking 6581		\$1,343.00	\$	31,053.18	
	Investment		0	\$	66,645.75	
Data Entry Reg'd from Mo	inthly Statements					'

		Bank Account			
Account		Sep	Oct	Cashflow	
Checking Account 1	\$	846.12	\$552.21	-\$293.91	
Checking Account 2	\$	29,186.72	\$31,053.18	\$1,866.46	October Reconciliation Checking
Investment	\$	65,000.00	\$66,645.75	\$1,645.75	Balance (L11) - SEP OUT Chks Paid (K3) + OCT OUT Chks (K28)
To	tal	\$95,032.84	\$98,251.14	\$3,218.30	
			As of:	4-Nov	

October

Total Outstanding ChecksChecks Outstanding\$258.50Check#Legal Fees\$258.50#5964